



**BROWN & BRAND**



**Bouldrewood Road**  
Benfleet, SS7 5UA

- Extended Three Bedroom Semi Detached Family Home
- Large South Facing Garden
- Sought After Location Close To Local Schools
- Integral Garage With Ample Parking

**£400,000**





## Property Description

Located in a popular residential turning with convenient access to the A13 and excellent local schools, extended three-bedroom semi-detached home offers exceptional space and ideal for family living. Entering through a welcoming hallway, you'll find a comfortable lounge at the front of the home. Ground floor also features a convenient modern bathroom and to the rear, a spacious and modern kitchen-diner awaits, equipped with ample counter space and designed for both everyday meals and entertaining. First floor accommodation there are three well-proportioned bedrooms, each offering comfort and versatility and a cloakroom. Unoverlooked rear garden extends approximately 90 feet (unmeasured ) and to the front offers a integral garage and ample off street parking.



## ACCOMMODATION

Approached via obscure double glazed entrance door with opaque window to side giving access to:

### ENTRANCE HALLWAY

Carpeted stairs to first floor with under stairs storage. Wall-mounted thermostat control. Radiator. Textured ceiling. Doors to:

### GROUND FLOOR BATHROOM

Three-piece suite comprising close coupled w/c. Wash hand basin inset to vanity unit with mixer tap over. Panelled bath with shower over and shower screen. Tiled walls. Tiled flooring. Radiator. Double glazed opaque window to the side.

### LOUNGE

15' 5" x 13' (4.7m x 3.96m) Double glazed leadlight windows to front. Radiators. Wood effect laminate flooring. Textured ceiling with coving and central light. Feature electric log effect fireplace.

### KITCHEN/DINING ROOM/FAMILY ROOM

19' 1" x 13' 8" (5.82m x 4.17m)

#### KITCHEN

The kitchen is fitted with modern eye and base level units with contrasting worksurface/breakfast bar over incorporating one and a half stainless steel sink with mixer tap over. Integrated Neff electric oven with four ring gas hob over and extractor fan above. Integrated dishwasher. Integrated freezer and fridge. Tiled splashbacks. Smooth plastered ceiling with coving & inset spotlights. Laminate flooring. Space for microwave.

#### DINING AREA

Double glazed French doors with windows both sides leading out to unoverlooked rear garden. Wood effect laminate flooring. Textured ceiling with coving. Wall lights. Door leading through to:

#### UTILITY ROOM

9' 7" x 6' 4" (2.92m x 1.93m) Range of wall cupboards. Full length cupboard. Space and plumbing for washing machine. Laminate flooring. Textured plastered ceiling. Radiator. Double glazed door giving access to rear garden.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Opaque double glazed window to side. Loft access. Carpet. Doors giving access to:

#### BEDROOM ONE

12' 1" x 11' 8" (3.68m x 3.56m) Double glazed window to rear. Carpet. Textured ceiling. Radiator. Storage cupboard housing boiler.





### BEDROOM TWO

11' 9" x 9' 3" (3.58m x 2.82m) Double glazed leadlight window to front. Carpet. Textured ceiling. Radiator.

### BEDROOM THREE

9' 1" x 8' 5" (2.77m x 2.57m) Double glazed window to rear. Carpet. Textured ceiling. Radiator.

### CLOAKROOM

Two piece suite comprising wash hand basin and low level w/c. Textured ceiling. Carpet.

### REAR GARDEN

Unoverlooked 90ft (unmeasured) rear garden with a large paved patio area with remainder laid to lawn with mature shrubs. Privacy fencing. Two wooden sheds. Outdoor lighting. Outside tap. Gated side access.

### GARAGE

15' 2" x 8' 4" (4.62m x 2.54m) Up and over door with power and lighting. Gas & electric meters.

### PARKING

Ample off street parking.



Where every effort has been made to ensure the accuracy of the foregoing particulars, measurements of areas, volumes, floors and any other item an appropriate professional responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given that they will be in good working order.

### Energy performance certificate (EPC)

18 Southwick Way BOSTON SO3 2LP	Energy rating <b>D</b>	Valid until 16 October 2034
		Certificate number 2165-8135-6540-9092-3991

Property type: Semi-detached house  
Total floor area: 124 square metres

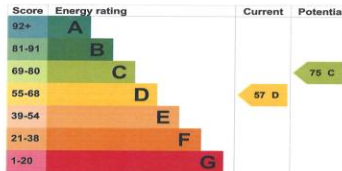
#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
[You can read guidance for landlords on the regulations and exemptions. \(https://www.gov.uk/government/consultations/private-rental-property-minimum-energy-efficiency-standards-guidance\)](#)

#### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

#### Breakdown of property's energy performance



221 London Road  
Hadleigh  
Essex  
SS7 2RD

www.brownbrand.co.uk  
sales@brownbrand.com  
01702 552966

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.